**Present:**  Steve Buerman, John Boeckmann, Lee Sanders, Julie Vanderwall, Jefferey Flower, Julie Vanderwall, Board members. Stuart Gwilt, Chairman, Steve DeHond Code Enforcement Officer, and Nichole Ruggles secretary.

**Absent:** Scott VanAken

**Also, present:** Edward and Cheryl Curran, Kevin Bragg, Bill O’Hanlon, Patrick Nicoletta

**Application # 4641-23**: Special Use, submitted by Ed and Cheryl Curran who is requesting to house 4 horses for personal use, building new barn and indoor riding arena on property located at 3447 State Route 96, tax map no. 33.00-2-1.000 in an A-1 district pursuant to Chapter 325 Section 325-51.

Stuart Gwilt started the meeting with review of the public hearing notice. 7 surrounding neighbors were notified of the hearing, none were present. At this time the board along with the Curran’s revied the survey map of the property with discussions on the two properties and location of the horses.

Ed Curran, we did not merge the two lots, were leaving it the way it is. We are setting back the barn much further then on the survey map but still meets the codes. We will go 100 feet from our house and 100 feet from the property line on the 5-acer lot.

Steve Buerman, how many horses do you plan to have?

Ed Curran, max of 4.

John Boeckmann, how will you handle the manure?

Ed and Cheryl Curran, we are hiring Verma Green to come in and take care of it.

Julie Vanderwall, how often will they come?

Cheryl Curran, a couple times a year but if we need them to come out more, we will. They are local which makes it more convenient.

John Boeckmann, what about utilities?

Ed Curran, yes, we plan to run electric and have running water. We plan to put up solar power fencing and have a secondary fence to ensure safety of the horses.

Jeffery Flower, can you drive down to the barn?

Ed Curran, yes from our property where the house is, no road its all fields. We don’t plan to bring any horses in until everything is completed.

At this time the board members along with the Currans reviewed the survey.

Steve DeHond and Steve Buerman reviewed the math to make sure there is enough acreage per horse. Having 5 acres, there is plenty of room to house 4 horses.

Steve DeHond, no commercial use, right?

Ed Curran, no just personal use.

A motion was made by Stuart Gwilt to approve application #4641-23 special use, to house 4 horses for personal use, building new barn and indoor riding arena on property located at 3447 State Route 96, tax map no. 33.00-2-1.000 in an A-1 district pursuant to Chapter 325 Section 325-51.

Motion seconded by Steve Buerman. All voted “Aye.” Motion carried.

At this time the Board Members and Leonard’s Express representatives reviewed phase one and phase two of the project. At this time, they are ready to move forward.

Bill O’Hanlon, discussion on the current project that has already been completed. All the plans will be the same but phase one and phase two have flip flopped. The reason for this is cost. It’s cheaper to start phase two first. It’s the same design, nothing else has changed at this point.

The board reviewed the site maps with the up-to-date information of the swap of the phases.

Bill O’Hanlon, moving ahead, this is a sketch plan and would like to put in an application with any questions or concerns the board may have. The driveway is completed as well as the lighting. This will not affect the traffic study that was completed, the same amount of truck traffic will be in and out.

Patrick Nicoletta, do we have to re due the SEQR?

Steve DeHond, no, the SEQR is fine.

More review of plans for the freezer building.

Patrick Nicoletta, I will review the plans, were looking at a March meeting as it has to go the County Board for review first.

Jeffery Flower, how have the neighbors been?

Bill O’Hanlon, we did shift the driveway to accommodate one of the neighbors. The truck lights were shinning in their bedroom windows. With the shifting of the driveway, it took away those concerns. Not as much dust as there was. We haven’t heard anything negative since corrected. We do plan to berms as we need too.

A motion was made by Steve Buerman to approve phase one and phase two as currently presented. Motion was seconded by Jeffery Flower. All voted “Aye.” Motion carried.

**Previous Minutes:**

A motion was made by Lee Sanders to approve the meeting minuets, which took place on December 20, 2022. Motion was seconded by Jeffery Flower. All voted “Aye.” Motion carried.

At this time the meeting was stopped at 7:38pm.

Respectfully submitted,

Stuart Gwilt Nichole Ruggles

Planning Board Chairman Recording Secretary